

**£230,000**

Howarth Court, Horwich,  
Bolton BL6



- Three Bedroomed Modern Style Mews Property
- Positioned On A Popular Development In Horwich
- Stylish Decor & Filled With Charm
- Two Parking Bays & Lovely Front Garden Area
- Superb Transport Links & Ample Amenities



Check out this superb stone built three bedroom modern style terraced home, a perfect low maintenance start up family home.

Located on the outskirts of Horwich you will find superb transport links via the M61, Horwich Parkway train station and easy access to a local bus route. There are plenty of eateries and restaurants nearby within Horwich Centre.

The property comprises front garden, lounge area, hallway, fitted kitchen with part integrated appliances and dining area.

To the first floor you will find three bedrooms, ensuite off the master and family bathroom.

Tenure: Leasehold

Leasehold information: Terms: 999 years from 1st September 2004

Current Ground Rent: £150 per year

Current Maintenance/Service Charges: £45 per month

Council Tax: Band C



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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